

# Purchase Order Modification

To: Bruce Ferguson, Jr.


From: Joel Hickox

Subject: Change to Purchase Order

Request to increase Purchase Order Number 1742 assigned to YORAMCO-Cornerstone, LLC. to cover office rents for the Baker Career Center at 1218 South 6<sup>th</sup> Street in Macclenny, Florida.

Amount remaining on Purchase order	\$	0.00
Amount of April Rents	\$	3,921.84
Amount of May Rents	\$	3,921.84
Amount of June Rents	\$	3,921.84

OK to Increase Purchase Order 1742 by \$ 11,765.52

  
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Bruce Ferguson, Jr.

September 22, 2021

VIA Email [andrewd.smith@avisonyoung.com](mailto:andrewd.smith@avisonyoung.com)

Mr. Andrew Smith  
Avison Young  
132 NW 76 Dr.  
Gainesville, FL 32607

RE: Lease dated 2011 (together with all amendments thereto, the "Lease") for First Coast Work Development located at 1218 South 6<sup>th</sup> Street, #E-4, Macclenny, FL ("Premises")

Dear Andrew:

This letter shall serve as an amendment to the Lease for the Premises:

1. The term of the Lease shall be extended for a period of five (5) years commencing February 1, 2022 and expiring January 31, 2027 ("Extended Term").

2. Minimum base rent for the Renewal Option shall be as follows:

February 1, 2022 through January 31, 2023:	\$3,119.67 per month
February 1, 2023 through January 31, 2024:	\$3,119.67 per month
February 1, 2024 through January 31, 2025:	\$3,119.67 per month
February 1, 2025 through January 31, 2026:	\$3,119.67 per month
February 1, 2026 through January 31, 2027:	\$3,119.67 per month

3921.84  
Beginning  
Base plus  
CAM

3. Tenant shall be granted two (2) months of abated rent beginning February 1<sup>st</sup>, 2022 and ending March 31<sup>st</sup>, 2022. During this abatement period tenant shall continue to pay its share of ancillary charges, such as common area maintenance, real estate taxes and insurance, as dictated by lease, where applicable.

4. Notwithstanding anything to the contrary in the Lease, whenever any demand, request, approval, consent or notice ("Notice") shall or may be given by one party to the other, Notice shall be addressed to the parties at their respective addresses as set forth below and delivered by (1) a nationally recognized overnight express courier, or (2) certified mail, return receipt requested:

If to Landlord:

YoramCo-Cornerstone, LLC  
c/o Weaver Realty Group, LLC  
8651 Baymeadows Road, Suite 115  
Jacksonville, FL 32256

If to Tenant:

1845 Town Center Blvd., Suite 250  
Fleming Island, FL 32003

5. This letter agreement may be executed in counterparts, each of which shall be an original, but all of which together shall constitute one (1) agreement. Faxes and electronically transmitted signatures shall have the same force and effect as original signatures.

6. All other terms and provisions of the Lease shall remain in full force and effect.

Please return one (1) original, fully executed counterpart of this letter agreement to Tracey Pearson at the address shown at the top of this letter. **THIS LETTER AGREEMENT SHALL BE CONSIDERED A LEGALLY BINDING DOCUMENT ONLY UPON DELIVERY OF A FULLY EXECUTED DOCUMENT TO LANDLORD AND TENANT.**

AM  
10/20/2021